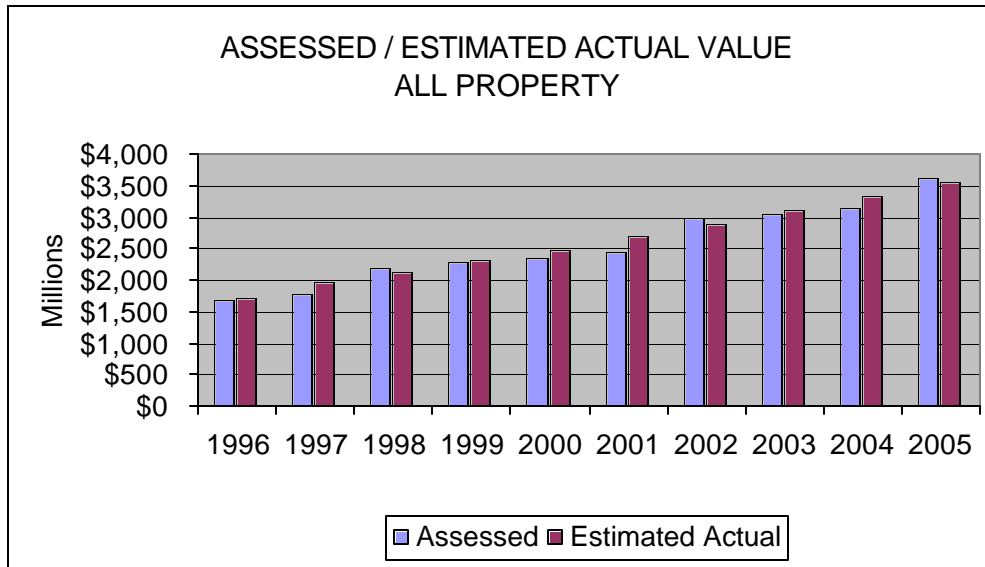


# CITY OF EAU CLAIRE

TABLE 5  
ASSESSED AND ESTIMATED ACTUAL VALUE  
OF ALL TAXABLE PROPERTY  
Last Ten Fiscal Years  
(Dollars in Thousands)

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>ALL PROPERTY</b>										
Real property:										
Assessed value	\$1,595,652	\$1,678,145	\$2,071,849	\$2,146,317	\$2,224,512	\$2,309,955	\$2,841,850	\$2,913,967	\$2,997,305	\$3,480,303
Estimated actual value (1)	1,626,169	1,841,479	2,007,308	2,187,062	2,361,217	2,574,728	2,750,365	2,966,933	3,192,523	3,405,414
Personal property:										
Assessed value	\$93,995	\$105,471	\$133,486	\$131,294	\$110,929	\$119,618	\$139,844	\$134,989	\$131,225	\$135,547
Estimated actual value	96,783	116,957	132,942	133,993	119,040	133,993	138,930	138,430	138,038	140,683
Total:										
Assessed value	\$1,689,647	\$1,783,616	\$2,205,335	\$2,277,611	\$2,335,442	\$2,429,573	\$2,981,694	\$3,048,956	\$3,128,530	\$3,615,850
Estimated actual value	1,722,952	1,958,436	2,140,250	2,321,055	2,480,574	2,706,974	2,889,295	3,105,363	3,330,561	3,546,277
Ratio of total assessed to total estimated actual value	98.07%	91.07%	103.04%	98.13%	94.15%	89.75%	103.20%	98.18%	93.93%	101.96%



NOTE: Property values shown are established at January 1 of the year preceding the fiscal years listed. They are the basis of the taxes collected and applied to the fiscal year. Values are for both Eau Claire and Chippewa counties. Tax incremental districts have been included.

(1) NOTE: Equalized valuation (est. market value) is set by the Wisconsin Department of Revenue.

Source: City of Eau Claire Assessor's Office, Statement of Changes in Equalized Values by Class & Item, as compiled by the Wisconsin Department of Revenue